

136.0

0003

0002.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

Total Card / Total Parcel

1,088,500 / 1,088,500

APPRAISED:

1,088,500 / 1,088,500

USE VALUE:

1,088,500 / 1,088,500

ASSESSED:

1,088,500 / 1,088,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
82		KENSINGTON PK, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: FELDMAN BARAK	
Owner 2:	
Owner 3:	

Street 1: 82 KENSINGTON PARK

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: SEAVER PROPERTIES LLC -

Owner 2: -

Street 1: 215 LEXINGTON STREET

Twn/City: WOBURN

St/Prov: MA Cntry:

Postal: 01801

**NARRATIVE DESCRIPTION**

This parcel contains 6,008 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Brick Veneer Exterior and 2006 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6008		Sq. Ft.	Site		0	90.	1.00	10									540,217						540,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description						User Acct	
101							6008.000		548,300				540,200		1,088,500								87328	
Total Card							0.138		548,300				540,200		1,088,500		Entered Lot Size						GIS Ref	
Total Parcel							0.138		548,300				540,200		1,088,500		Total Land:						GIS Ref	
Source: Market Adj Cost															Total Value per SQ unit /Card: 542.62		Land Unit Type:						Insp Date	
																							02/06/09	

**USER DEFINED**

Prior Id # 1:	87328
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:50:50
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

Parcel ID 136.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	548,200	0	6,008.	540,200	1,088,400	1,088,400	Year End Roll	12/18/2019
2019	101	FV	409,900	0	6,008.	570,200	980,100	980,100	Year End Roll	1/3/2019
2018	101	FV	409,900	0	6,008.	420,200	830,100	830,100	Year End Roll	12/20/2017
2017	101	FV	409,900	0	6,008.	402,200	812,100	812,100	Year End Roll	1/3/2017
2016	101	FV	371,100	0	6,008.	372,100	743,200	743,200	Year End	1/4/2016
2015	101	FV	289,400	5400	12,011.	405,800	700,600	700,600	Year End Roll	12/11/2014
2014	101	FV	289,400	5400	12,011.	396,400	691,200	691,200	Year End Roll	12/16/2013
2013	101	FV	289,400	5400	12,011.	377,700	672,500	672,500		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	65749-150		7/17/2015		960,000	No	No		
XENOS DANIEL A/	64476-492	Mult Lots	11/6/2014		1,147,000	No	No	KATHERINE XENOS D.O.D. 5.6.2014 BK 64476 PG 4	
XENOS DANIEL A	53584-313	Family	9/25/2009			1	No	No	
XENOS DANIEL A/	52090-461	Family	1/16/2009			10	No	No	
XENOS DANNY & K	42463-556	Family	4/12/2004			10	No	No	
	986-18		7/1/1984			100	No	No	A

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/2015	1251	Insulate	14,250	9/2/2015				Remove and replace
10/27/2014	1435	Add Bath	52,000					Add bath on 2nd fl

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/21/2015	Permit Insp	PC	PHIL C
2/6/2009	Measured	372	PATRIOT
7/5/2005	OWNR INFO	BR	B Rossignol
11/18/1999	Meas/Inspect	270	PATRIOT
8/3/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA

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